

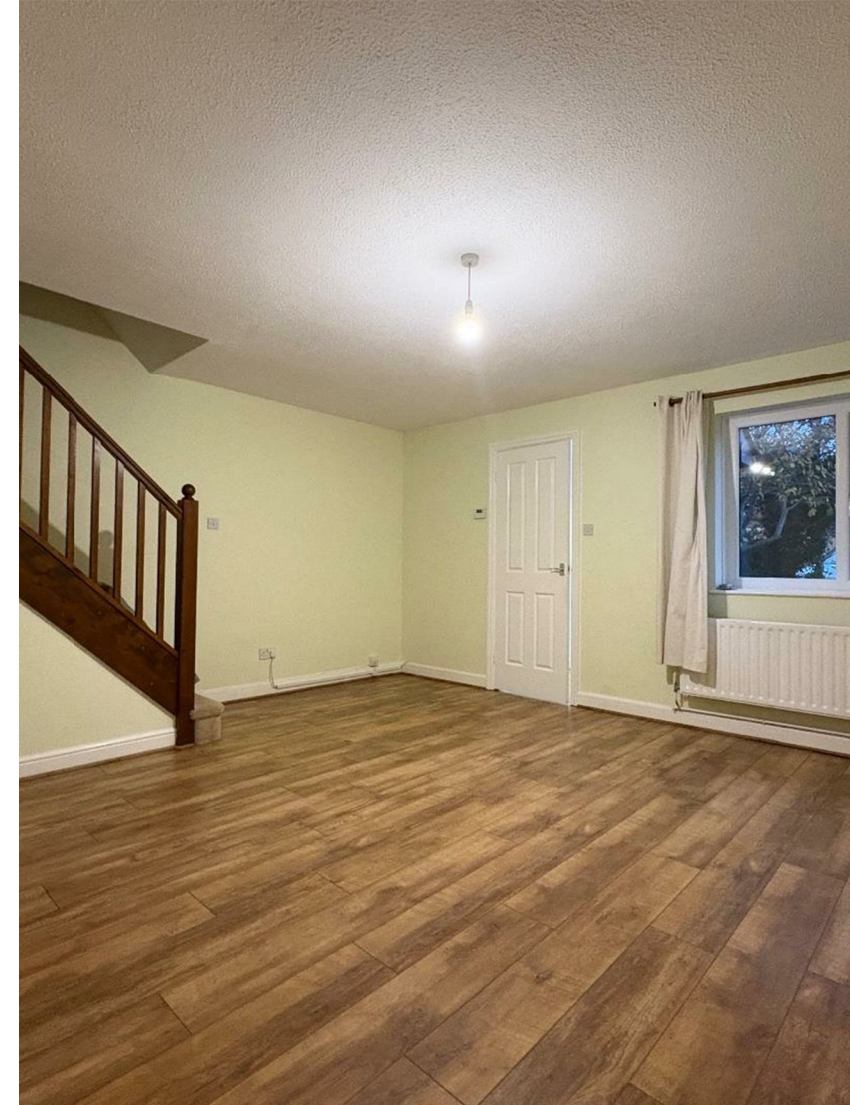
CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

WOODLAND DRIVE











## WOODLAND DRIVE

, CF64 2EW - £1,200



3 Bedroom(s)



1 Bathroom(s)



sq ft

This family home is located within a quiet cul-de-sac not far from the Penarth town centre. Within an easy walk to the Penarth train station, schools and local amenities. Internally there is an entrance hallway, downstairs W/C, lounge, separate kitchen/diner with French doors leading to a easy to maintain rear garden. Upstairs there are three bedrooms (two doubles and one single) and a shower room. Externally there are front/rear gardens and off road parking. Available unfurnished.

Council Tax Band E  
EPC Rating C

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



### PROPERTY SPECIALIST

Mr Ryan Evans  
ryan@jeffreygross.co.uk  
Administrator





Woodland Drive, Penarth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	